



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

June 7, 2007

TO: Librarian
Los Angeles County Library, Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355-2191

FROM: Donald Kress
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 27121
CONDITIONAL USE PERMIT NO. 2006-00136-(5)**

PROJECT LOCATION: 30501 Bouquet Canyon Road.

The subject project is scheduled for a Public Hearing before a Hearing Officer of Los Angeles County on July 10, 2007.

Please have the materials listed below available to the public through July 23, 2007.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 27121, and Exhibit "A" map dated May 30, 2006.
 2. Land Use Map
 3. Notice of Public Hearing
 4. Factual
 5. Reports/recommendation



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

June 11, 2007

TO: Librarian
Los Angeles County Library, Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355-2191

FROM: Donald Kress
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 27121
CONDITIONAL USE PERMIT NO. 2006-00136-(5)**

PROJECT LOCATION: 30501 Bouquet Canyon Road.

PLEASE NOTE:

Enclosed is a revised hearing notice. Please replace the hearing notice in the library package you received on this project on June 9, 2007, with the enclosed hearing notice.

Please have the materials in this package available to the public through August 3, 2007.

If you have any questions regarding this matter, please call Donald Kress in the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you for your cooperation.

Attachments: 1. Revised Notice of Public Hearing



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TENTATIVE PARCEL MAP NO. 27121

CONDITIONAL USE PERMIT NO. 2006-00136-(5)

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on July 10, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. This public hearing will be continued to July 24, 2007. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for the proposed project pursuant to State and County Environmental Reporting Guidelines. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

General description of proposal: The parcel map proposes to create four (4) single family lots on 28.69 acres. The applicant has requested a Conditional Use Permit for hillside management and shared water well.

General location of property: 30501 Bouquet Canyon Road.

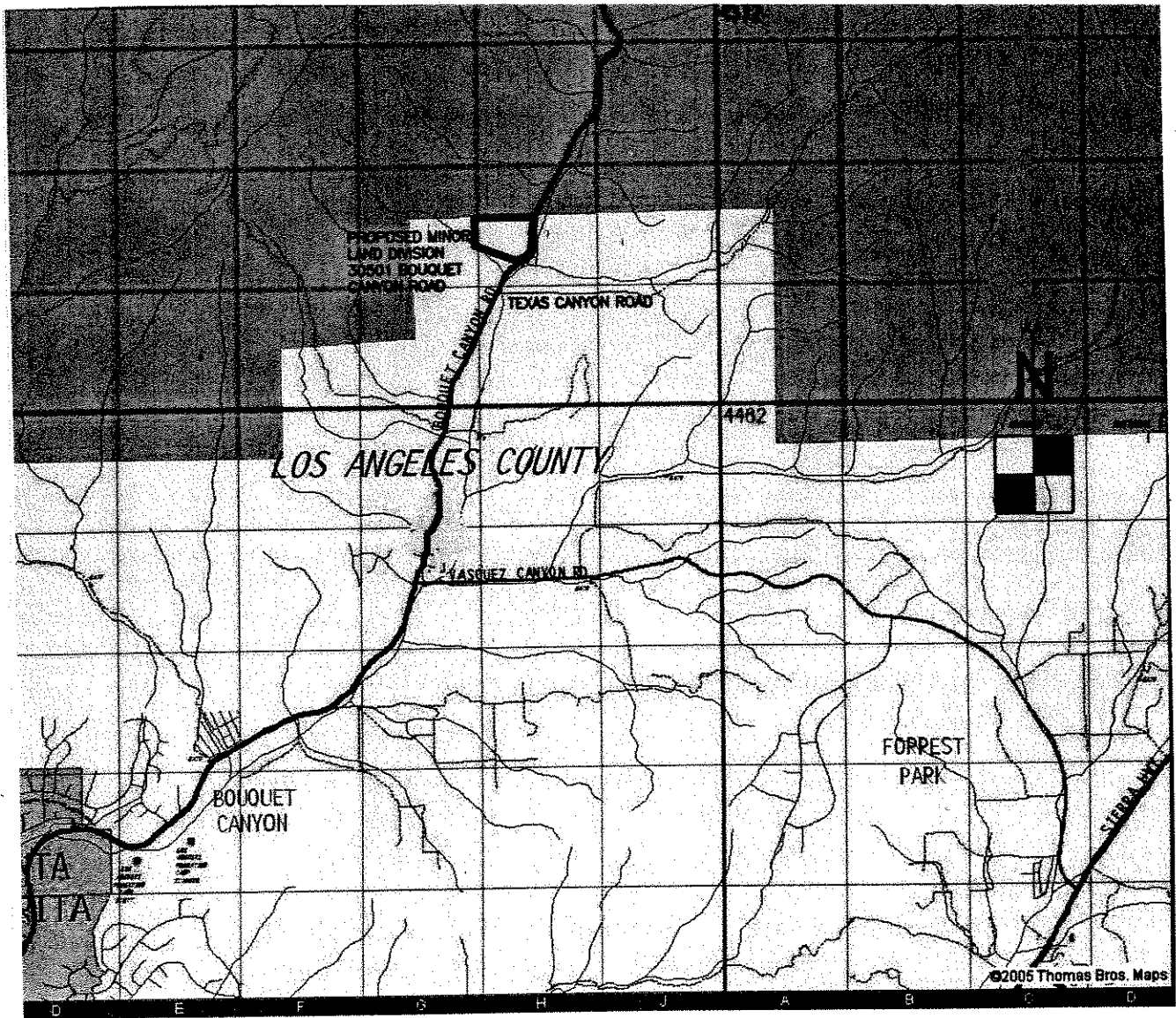
These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning June 10, 2007, at the Los Angeles County Public Library, Valencia Library, 23743 W. Valencia Blvd., Santa Clarita, CA 91355-2191. Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear cuatro lotes en 28.69 acres. El solicitante ha pedido un Permiso de Uso Condicional para el control de las laderas y un pozo de agua compartido. La audiencia pública para considerar el proyecto se llevara acabo el 10 Julio 2007. Si necesita mas información, o si quiere este aviso en Español, favor de llamar al Departamento de Planificación al (213) 974-6466."



VICINITY MAP



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PARCEL MAP NO. 27121
CONDITIONAL USE PERMIT NO. 2006-00136-(5)

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE 7-10-07	

APPLICANT: Ronald & Brenda Rambin		OWNER Ronald & Brenda Rambin		REPRESENTATIVE					
REQUEST Parcel Map: To create four (4) single family lots on 28.69 gross acres Conditional Use Permit: For hillside management and shared water well									
LOCATION/ADDRESS 30501 Bouquet Canyon Road			ZONED DISTRICT Bouquet Canyon						
ACCESS Bouquet Canyon Road			COMMUNITY Santa Clarita Valley						
			EXISTING ZONING A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area)						
SIZE 28.69 acres	EXISTING LAND USE Vacant		SHAPE Irregular	TOPOGRAPHY Varied, with slopes					
SURROUNDING LAND USES & ZONING									
North: Angeles National Forest /W (Watershed)			East: Single family residential/R-R-1 (Resort—Recreation—One Acre Minimum Required Lot Area)						
South: Single family residential/ A-1-1			West: Vacant/A-1-1						
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	CONSISTENCY				
Santa Clarita Valley Area Plan		HM (Hillside Management)		14 dwelling units	Yes				
ENVIRONMENTAL STATUS Mitigated Negative Declaration. Impacts mitigated to a less than significant level include effects on geotechnical and drainage, water quality, biota, and fire hazard.									
DESCRIPTION OF SITE PLAN The tentative parcel map dated May 30, 2006, depicts four single family lots on 28.69 acres. No grading is proposed. Proposed houses will sit on raised foundations. The existing home on Lot 3 will remain. The project well will be located on an adjacent property and will serve all four proposed lots. This existing well only serves the subject property and is owned by the applicant.									
KEY ISSUES <ul style="list-style-type: none">Hillside Management Conditional Use Permit. Hillside management requires 70% open space. The open space exhibit on file depicts the open space as contained in the four proposed parcels. Hillside management requires a slope/density analysis to determine the number of allowable dwelling units. The slope density analysis determined a maximum of 14 dwelling units would be allowed on the subject property.Shared Water Well Conditional Use Permit. Applicant applied for a shared water well CUP prior to the adoption of the director's review process for shared water wells. Staff determined to continue using the CUP and condition it in accordance with director's review process									

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

* (O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- ☒ APPROVAL ☐ DENIAL
- ☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- ☐ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights
- _____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.
- ☐ Water Mains and Hydrants
- ☐ Drainage Facilities
- ☐ Sewer ☒ Septic Tanks ☐ Other _____
- ☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

1. This grant authorizes the use of the 28.69 acre subject property for a maximum of four single-family residential lots in compliance with hillside management design review criteria, the sharing of one water well between four contiguous parcels, as depicted on the approved Exhibit "A", and subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions Nos. 6, 9 and 37.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) annual inspections**. The inspections shall be unannounced.
7. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions

of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

8. The property owner or permittee shall record the terms and conditions of this grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. SAME
9. Within five (5) days of the approval date of this grant, remit a **\$1,850** processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

14. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 27121. In the event that Tentative Tract Map No. 27121 should expire without the recordation of a final map, this grant shall expire upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
15. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map dated May 30, 2006. An amended or revised tentative tract map approved for Tentative Tract Map No. 27121 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A". All revised plans shall require the written authorization of the property owner.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
17. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A".
18. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 27121.
19. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
20. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
21. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. No Saturday, Sunday or holiday operations are permitted.
23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Public Works.

24. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
26. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
27. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
28. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
29. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 24 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
30. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with the Los Angeles County Building and Plumbing Codes.
31. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three (3) copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:
 - a. complies with the conditions of this grant and the standards of the zone; and
 - b. is compatible with hillside resources.
32. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three (3) copies of a landscape plan, which may be incorporated into a revised Exhibit "A", shall be submitted to and approved by the Director of Regional Planning before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and

watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

The landscaping plan must show that at least 50% of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30%. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months. SAME

33. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
34. Open space shall comprise at least 70 percent of the net area of the project which shall be at least 20 acres, which includes natural open space as depicted on the approved Exhibit "A" dated May 30, 2006.
35. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
36. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to

the Director of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of grading permits.
 - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
 - c. Prior to occupancy clearances by Public Works.
 - d. Additional reports shall be submitted as required by the Director of Regional Planning.
37. Within 15 days of the approval of this grant, the subdivider shall deposit the sum of **\$3,000.00** with the Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
38. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
39. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this permit, as set forth in these conditions or shown on the approved plans.
40. Prior to the installation of any future water piping, the applicant shall obtain all necessary approvals from the county Departments of Health Services, Fire, and Public Works. The installation of a fifth connection on any of the subject properties that will be served by the water well will require the formation of a municipal water company.
41. The permittee shall provide to the Director a covenant prepare by a licensed attorney, signed by the owners of all the dwelling units that share the well, setting forth, to the satisfaction of the county Departments of Regional Planning, Health Services, Fire, and Public Works that includes the legal description of each lot that will share the well, the number and location of the dwelling units that will

share the well, and each of their proposed use, the amount of water that will be available to each dwelling unit that will share the well and the intended uses for the water and items no. 42 through 46 below. The covenant shall also indicate the procedures for amending the covenant

42. The owner of the lot that contains the shared well shall agree to ensure a continuous flow of water to all properties that share the well.
43. The owner of the lot that contains the shared well and/or the permittee shall submit a bacteriology report to the County Department of Health Services every three years following the approval of the shared well, prepared by a registered civil engineer, registered engineering geologist, or a certified hydrologist with hydrology-related experience, describing the quality of the water from the shared wells. The permittee shall provide a copy of this report to the Department of Regional Planning.
44. The owner of the lot that contains the shared well and/or the permittee shall submit a report to the county Department of Health Services every three years following the approval of the shared well, prepared by a California-registered geologist or registered engineer holding a valid Class A general engineering contractor C-57 or C-61 (D-21) license, certifying that the shared water well is fully operational
45. The owner of the lot that contains the shared well has agreed that each owner of a lot that will share the well has agreed to ensure that the water from the shared water well will be used exclusively to serve those dwelling units described in this application for a shared well..
46. The applicant will obtain all necessary permits and approvals from the county Departments of Health Services, Fire, and Public Works.
47. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
48. Prior to building permit approval, the applicant must provide a site plan for each lot containing a dwelling unit that will use the shared well that depicts the following:
 - a. The lot's property line
 - b. The rights-of-way of all public streets adjoining the lot.
 - c. The location of the existing and proposed dwelling units and other structures and land uses on the lot.

- d. The location and depth of all existing and proposed infrastructure for water and sewers on the lot, including but not limited to, the infrastructure for:
 - i. Existing wells, including abandoned wells.
 - ii. Newly proposed wells.
 - iii. Existing and proposed sewage and/or waste disposal systems.
- 49. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works
- 50. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services.
- 51. Prior to final map approval, provide an access easement prepared by a licensed attorney, licensed surveyor, or registered civil engineer showing, to the satisfaction of the county Departments of Health Services, Fire, and Public Works, that access to the shared water well, and its related pumps, tanks, and pipes, has been granted to the owners of the dwelling units that will share the well.
- 52. Prior to final map approval, provide a document prepared by a licensed attorney and satisfactory to the county demonstrating that all owners of the dwelling unite that will share the well and all successors, assigns, and tenants of such owners agree to assume all risks, waive all liability, covenant not to sue, and indemnify the county, its agents, offices, and employees for any damage resulting from the county's approval and /or imposition of conditions on the application and/or the subsequent use of the shared well by such persons.
- 53. Prior to the use of the shared well, the documents describe in items no. 41, 51, and 52 shall be recorded in the office of the county Department of Registrar-Recorder/County Clerk and that such recorded documents shall constitute covenants running with the land for the benefit of the county.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 27121 (Rev.)

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TENTATIVE MAP DATED 05-30-2006
EXHIBIT MAP DATED 05-30-2006

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. The distances from the proposed parcel lines to the buildings which are to remain must be shown. If such distances will create nonconforming conditions under Building Code Chapters 5, 18, 19, and 21 or Zoning Ordinance requirements, such parcel lines shall be relocated or the non-complying conditions of the building shall be corrected prior to the division of land.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final map is waived by the Advisory Agency.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 27121 (Rev.)

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TENTATIVE MAP DATED 05-30-2006
EXHIBIT MAP DATED 05-30-2006

13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Henry Wong
pm27121L-rev2.doc

Phone (626) 458-4915

Date 07-24-2006



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 27121

REVISED TENTATIVE MAP DATED 05/30/06

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map).
 2. Conditions for the tentative parcel map only, the exhibit "A" is not reviewed.
- =====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed on the Tentative Map).
2. Conditions for the tentative parcel map only, the exhibit "A" is not reviewed.

Zach
Name _____

ZACH HARTJES
ZACH HARTJES

Date 07/11/06 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 27121
SUBDIVIDER Rambin
ENGINEER Stack Engineering Company
GEOLOGIST & SOILS ENGINEER Miller Geosciences, Inc.

TENTATIVE MAP DATED 5/30/06 (Revised)
LOCATION Bouquet Canyon
REPORT DATE 1/26/05

☐ TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☐ The Soils Engineering review dated _____ is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☒ The Soils Engineering review dated 7/3/06 is attached.

Prepared by



Geir R. Mathisen

Reviewed by _____

Date 6/21/06

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 27121
Location Bouquet Canyon
Developer/Owner Rambin
Engineer/Architect Stack Engineering Company
Soils Engineer Miller Geosciences, Inc. (M04-1005)
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated By Regional Planning 5/30/06
Soils Engineering and Geologic Report Dated 1/26/05
Previous Review Sheet Dated 4/19/05

ACTION:

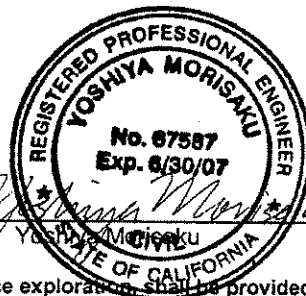
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

THE ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Reviewed by _____

Date 7/3/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\27121TentPMa

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 27121 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-30-2006
EXHIBIT MAP DATED 05-30-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 40 feet from centerline and slope easements on Bouquet Canyon Road per C.S.B.-438-4.
2. Dedicate slope easements on Bouquet Canyon Road to the satisfaction of Public Works.
3. Dedicate the right to restrict vehicular access on Bouquet Canyon Road.
4. Install postal delivery receptacles in groups to serve two or more residential units.
5. Prior to final map approval, pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,330 per factored unit and is subject to change. Three factored units are required for this subdivision.

HCW
Prepared by John Chin
pm27121r-rev2.doc

Phone (626) 458-4915

Date 07-24-2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 27121 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-30-2006
EXHIBIT MAP DATED 05-30-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Water service line to the existing building must be within the same lot as the building it serves, otherwise it shall be relocated to the same parcel or to the satisfaction of Public Works.

HW
Prepared by Juan M Sarda
pm27121w-rev2.doc

Phone (626) 458-4921

Date 07-24-2006



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP
Ramon

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 27121 Tentative Map Date 30-May-06, Ex. A

Revised Report YES

- ☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of ____ hours, over and above maximum daily domestic demand. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install ____ public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).
- Install ____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: ____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Water tanks and interior fire sprinklers shall be required for all lots during the permit approval process.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

3y Inspector Janna Masi Date 6-July-06



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 27121 Map Date 30-May-06, Ex. A

C.U.P. 03-079 Vicinity 2894A - Vasquez

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The tentative map as submitted is approved at this time. Prior to the issuance for building permit the following conditions will apply.**

The common driveway access within the project shall provide a minimum width of 24', all weather access to be provided prior to construction of new units. Private driveways shall be a minimum width of 20' clear to sky with all weather access, to be constructed prior to construction. Drives with grades of 10% or more shall be paved prior to construction. An approved fire department turnaround shall be provided for all proposed lots. Maintain access to existing fire roads. Turnarounds as shown are adequate.

By Inspector: Janna Masi Date 6-July-06



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 27121

DRP Map Date: 05/30/2006

SCM Date: / /

Report Date: 07/20/2006

Park Planning Area # 35F

ANGELES FOREST

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$1,764

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,764 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 4 single family lots, with credit for 1 existing house to remain, net density increase of 3 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber

James Barber, Advanced Planning Section Head

Supv D 5th
July 20, 2006 12:55:14
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	27121	DRP Map Date: 05/30/2006	SMC Date: / /	Report Date: 07/20/2006
Park Planning Area #	35F	ANGELES FOREST		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 4 = Proposed Units 3 + Exempt Units 1

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.89	0.0030	3	0.03
M.F. < 5 Units	2.01	0.0030	0	0.00
M.F. >= 5 Units	4.19	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = 35F ANGELES FOREST

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$58,789	\$1,764

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$58,789	\$1,764



**COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health**

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
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Yvonne Brathwaite Burke
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Zev Yaroslavsky
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Don Knabe
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Michael D. Antonovich
Fifth District

July 19, 2006

RFS No. 06-0015470

Parcel Map No. 27121

Vicinity: Saugus

Tentative Parcel Map Date: May 30, 2006 (2nd Revision)

The County of Los Angeles Department of Public Health's conditions of approval for the **Tentative Parcel Map 27121** have changed due to enacted law and program policy changes concerning private water wells. Approval of the Department is contingent upon the following conditions:

1. The Department has received and reviewed the submitted feasibility report for parcels 1, 2, and 4, 30501 Bouquet Canyon Road, Saugus, CA 91390. The data tends to support the utilization of private sewage disposal systems on these parcels. Therefore, the Los Angeles County Department of Health Services gives its conceptual approval for subdivision purposes only. Upon development of the property, a more detailed analysis, including site inspection by the Department will be completed in compliance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed development and each lot is dependent upon the use of individual private sewage disposal systems.
3. If due to future grading, geological limitations or any other reason, on any lot, conformance to all pertinent requirements is not achieved, this Department's approval shall be rendered void and consequently no building permits shall be issued for the construction of homes on such lot
4. The existing on-site sewage disposal system located on lot No. 3 shall be evaluated to insure adequacy if any modification or addition to the previously approved structure is planned or deemed by this Department.

5. **Prior to Tentative Map Approval**, the existing water well the applicant has proposed to be shared, shall demonstrate compliance with current ordinances and program policies. The requirements to obtain a Public Health Permit for the well are as follows:
- A. The water well shall be evaluated for adequate sanitary seal of the annular space. Well logs, prior Health Permits, and any pertinent information shall be submitted to the Regional Inspector. Lack of documentation of sanitary seal requires a "Bond Test" be performed on the well.
 - B. Provide a current well yield test conforming to the requirements of the program policy handout, "Well Yield Test Procedures for Private Wells" dated October 17, 2005.
 - C. Provide current laboratory results of water quality as required by Ordinance No. 2005-0053 which amended Title 11 of the Health and Safety Code and took effect August 4, 2005. The water shall be tested for bacteriologicals, and primary inorganic chemicals as required by the California Code of Regulations, Title 22.

The applicant is advised to contact the Regional Inspector, Teri Hachey at (661) 254-9562 to obtain a current Public Health Permit for the water well.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Valenti, E.H.S. IV

Mountain and Rural / Water, Sewage, and Subdivision Program

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 27121 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-30-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

HW
Prepared by Julian Garcia
pm27121s-rev2.doc

Phone (626) 458-4921

Date 07-24-2006